

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

MEMORANDUM OF OIL, GAS AND MINERAL LEASE

THE STATE OF TEXAS §
 §
 COUNTY OF TARRANT §

For an adequate consideration, the receipt and sufficiency of which is hereby acknowledged Sanjiv Hansoty d/b/a Tsj Mortgage, LLC, (herein called "Lessor"), whose address is 111 Carlsbad, Mansfield, Texas 76063 has GRANTED, LEASED and LET to Granite Resources, LLC, (herein called "Lessee"), 555 Republic Drive., Suite 375, Plano, Texas 75074 for the purpose of exploring by geophysical and other methods, mining, operating for and producing oil (including but not limited to distillate and condensate), gas (including casinghead gas and helium and all other constituents), or other minerals, the following tract(s) of land (herein called "said Land"), in Tarrant County, Texas, to wit:

Blk 1 Lot 30, Parkhill Estates, Section One, an Addition to the City of Mansfield, Tarrant County, Texas, situated in the F.B. Waddell Survey, Abstract No. 1658, of the City of Mansfield, Tarrant County, Texas and according to the Map or Plat thereof recorded in Cabinet A Slide 2409, Plat records of Tarrant County, Texas.

For and during the term of three (3) years from May 12, 2010 (called the "Primary Term") and as long thereafter as oil or gas or other mineral is produced in paying quantities from said Land, or land with which said Land is pooled, according to terms and provisions of that certain Oil, Gas and Mineral Lease agreement ("said Lease") dated May 12, 2010, between the parties hereto. An executed copy of said Lease is in the possession of the Lessor and Lessee, and said lease with all of its terms, covenants and provisions, is incorporated herein by reference and made a part hereof for all purposes.

This instrument may be executed in counterparts, which can be combined in one or more instruments for recordation.

IN WITNESS WHEREOF this instrument is executed on this the 12th day of May, 2010, but to be effective May 12, 2010

LESSOR: Tsj Mortgage, LLC

By: 

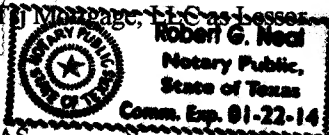
Print Name: Sanjiv Hansoty

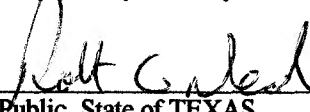
By: 

Print Name: Manager

THE STATE OF TEXAS)(
 §
 COUNTY OF TARRANT)(

This instrument was acknowledged before me this the 12th day of May, 2010 by Sanjiv Hansoty d/b/a Tsj Mortgage, LLC as Lessor.





 Notary Public, State of TEXAS

THE STATE OF TEXAS)(
 §
 COUNTY OF TARRANT)(

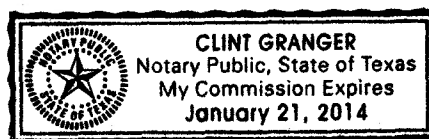
This instrument was acknowledged before me on this _____ day of May, 2010 by _____, as Lessor.

Notary Public, State of _____

LESSEE: GRANITE RESOURCES, LLC


 Title: Managing Member
 Manager

THE STATE OF TEXAS §
 §
 COUNTY OF COLLIN §



This instrument was acknowledged before me on this 17 day of May, 2010 by

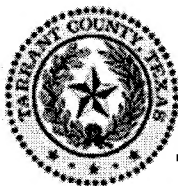
David Wolchansky, Managing Member of Granite Resources LLC, Lessee.


 Notary Public, State of Texas

PLEASE RETURN TO: Granite Resources LLC, 555 Republic Dr., Ste. 375, Plano, TX 75074

SUZANNE HENDERSON

COUNTY CLERK



100 West Weatherford Fort Worth, TX 76196-0401

PHONE (817) 884-1195

GRANITE RESOURCES LLC
555 REPUBLIC DRIVE STE 375
PLANO, TX 75074

Submitter: GRANITE RESOURCES LLC

DO NOT DESTROY
WARNING - THIS IS PART OF THE OFFICIAL RECORD.

Filed For Registration: 5/18/2010 12:39 PM

Instrument #: D210116749

LSE

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PGS

\$16.00

By: _____

Suzanne Henderson

D210116749

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

Prepared by: CAMADDOCK